

ACCOUNT SERVICING FEES

New Account Set-Up Fees

Account Set-up Fee	_____	\$100.00
Reserve Account Set-Up	_____	\$125.00
(includes set-up with tax monitoring service)	_____	
Draw Account Set-up Fee	_____	\$450.00
(for 6 draws; then \$25 each)	_____	
Holding Account Set-up	_____	\$100.00

Account Servicing Fees

Monthly Payment Processing (balance up to \$400,000.00)	_____	\$15.00*
Includes one disbursement per month, check or auto-deposited.		
*Accounts with balance over \$400,000.00 – call for pricing		
File Close Fee	_____	\$100.00
Holding Originals	_____	\$5.00
 Additional Disbursements (per disbursement)	_____	 \$3.00
Property Tax / Insurance Impound	_____	\$8.00
Return Check Charge	_____	\$25.00

Servicing Fees are subject to change with thirty days prior written notice.

The undersigned have read and agree to the above fees and upon signing this schedule becomes an addendum to the Account Servicing Agreement.

_____	Date	_____	Date
Payee/Seller		Payor/Purchaser	
_____	Date	_____	Date
Payee/Seller		Payor/Purchaser	

NOTE: Washington State Law requires sales tax to be paid on escrow fees.
The above fees are minimum. Evergreen reserves the right to impose additional fees in handling unusual circumstances.

Ancillary Fee Schedule

ANCILLARY FEES

Account History Fee (per year) _____	\$10.00
Add and Demand Fee _____	\$85.00
Amortization Schedule Fee (all types) _____	\$40.00
Assignment/Assumption Fee _____	\$120.00
Check Replacement/Stop Payment Fee _____	\$35.00
Copy of Cancelled Check Fee (per check) _____	\$30.00
Direct Party Transaction Fee (per transaction) _____	\$25.00
Document Holding (per year) _____	\$75.00
Dormant Account Fee (per year) _____	\$100.00
Duplicate Year End Statement Fee (per year) _____	\$10.00
Duplicate Escrow Analysis Fee (per copy) _____	\$10.00
Estate Change Fee _____	\$60.00
Modification Fee _____	\$100.00
Name Change Fee _____	\$60.00
Overnight Fee _____	\$35.00
Pay-by-Phone Fee, automated system (per use) _____	\$10.00
Pay-by-Phone Fee, operator assisted (per use) _____	\$20.00
Research Request Fee (per ½ hour, ½ hour minimum) _____	\$50.00
Reconveyance & Substitution of Trustee Fee (Nevada Only) _____	\$75.00
Reconveyance Fee (Deed of Trust) _____	\$250.00
Recording and Release Fee (Contract) _____	\$100.00
Record Adjustment Fee _____	\$60.00
Returned Item Fee (NSF) _____	\$40.00
Special Disbursement Fee _____	\$35.00
Payoff Statement Fee _____	\$95.00*
Payoff Statement Update Fee _____	\$50.00
Verification of Mortgage Fee _____	\$35.00
Wire Transfer Fee (Incoming) _____	\$20.00
Wire Transfer Fee (Outgoing) _____	\$35.00

**Fee subject to change based on regulatory requirements.*

The above listed fees are ancillary to the Account Servicing fees and subject to change without prior written notice. The preceding Ancillary Fees are current as of the signing of this document and may change depending upon the timing such services are requested. Ancillary Fees are quoted at the time of the service request and are charged to the requesting party.

The undersigned have read and agree to the above fees and upon signing this schedule becomes an addendum to the Account Servicing Agreement.

_____	_____	_____	_____
Payee/Seller	Date	Payor/Purchaser	Date
_____	_____	_____	_____
Payee/Seller	Date	Payor/Purchaser	Date

*NOTE: Washington State Law requires sales tax to be paid on escrow fees.
The above fees are minimum. Evergreen reserves the right to impose additional fees in handling unusual circumstances.*